

Wellfield Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

£750,000

- Three double bedrooms
- Home office in garden

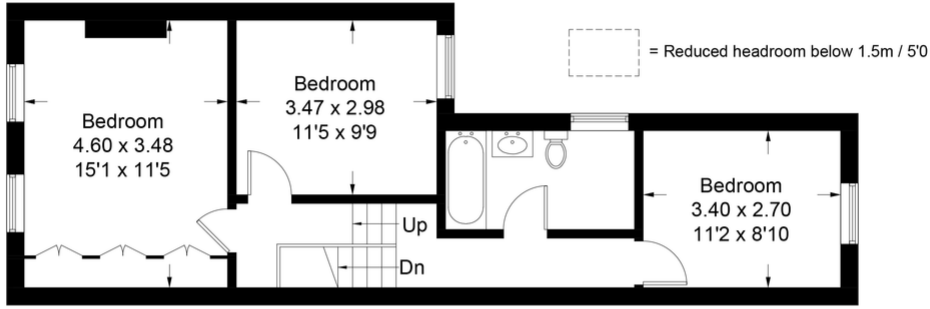


A beautiful three bedroom Victorian terrace on one of the most popular streets in SW16. This charming house has a wonderful open-double reception with a lovely period feel. There is a feature bay window to the front and two fireplaces. To the rear is a modern kitchen-breakfast room leading to the South-facing garden, much longer than the average on the street and a fully insulated and powered cabin. Upstairs there are three decent double bedrooms and well-appointed family bathroom. Wellfield Road is in a lovely location with easy access to the High Road, the common and train stations at Streatham Hill and Streatham.

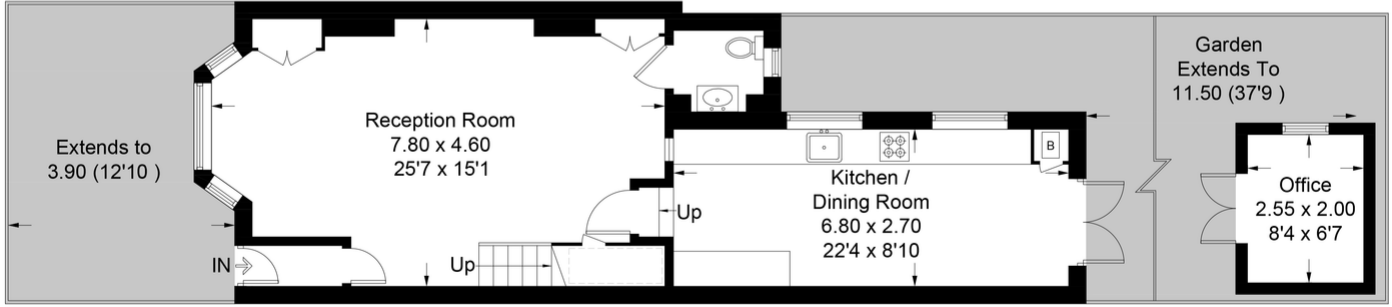
Council Tax Band: E

Wellfield Road

Approximate Gross Internal Area = 106.4 sq m / 1145 sq ft
 (Excluding Reduced Headroom)
 Reduced Headroom = 1.1 sq m / 12 sq ft
 Office = 5.1 sq m / 55 sq ft
 Total = 112.6 sq m / 1212 sq ft

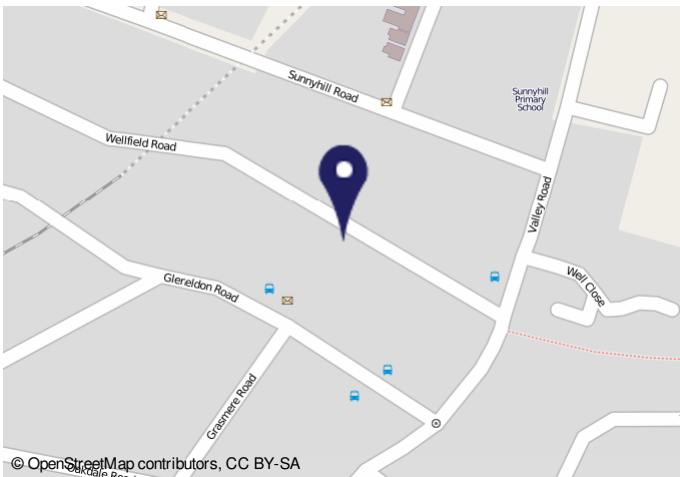


First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID894721)



2006202_1014 Energy performance certificate (EPC) - Final energy certificate - 1001/08

Energy performance certificate (EPC)	
112, Wellfield Road, Sunnyhill, Dublin 15	Issue date: 18 January 2020
Property type: Mid-terrace house	Certificate number: 0000_7420_0000_0001_0000
Total floor area: 100 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can find [guidance for landlords on the regulations and exemptions](#) [here](#) and [guidance for tenants on the regulations and exemptions](#) [here](#).

Energy efficiency rating for this property

The property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency](#)

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D	55	68
44-54	E		
35-43	F		
1-34	G		

The graph shows the property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales, the average energy rating is D, the average energy score is 60.

Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.